



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 10, 2022

NOTICE OF PUBLIC HEARING

NOTICE OF AVAILABILITY

PLANNING COMMISSION RECOMMENDATION

DATE OF HEARING:	March 24 th , 2022
TIME OF HEARING:	9:00 A.M.
LOCATION OF HEARING:	VIRTUAL HEARING
PROJECT TYPE:	AMENDMENTS TO THE GENERAL PLAN, MUNICIPAL CODE, LOCAL COASTAL PROGRAM AND LAND DEVELOPMENT MANUAL, PROCESS FIVE
PROJECT NAME:	<u>BUILD BETTER SD</u>
APPLICANT:	CITY OF SAN DIEGO, PLANNING DEPARTMENT
COMMUNITY PLAN AREA:	CITYWIDE
COUNCIL DISTRICT:	CITYWIDE
CITY PROJECT MANAGER:	LIZ SAIDKHANIAN, SENIOR PLANNER
PHONE NUMBER/E-MAIL:	(619) 533-5990 AND ESAIKHXANIAN@GMAIL.COM

Until further notice, Planning Commission meetings will be conducted pursuant to the provisions of California [Executive Order 29-20](#), which suspends certain requirements of the Ralph M. Brown Act.

During the current State of Emergency and in the interest of public health and safety, all Planning Commissioners will be participating in Planning Commission meetings by teleconference and/or videoconference. In accordance with the Executive Order, there will be no members of the public in attendance at the Planning Commission Meetings. We are providing alternatives to in-person attendance for participating in Planning Commission meetings. Updated information is available on the Planning Commission webpage: <https://www.sandiego.gov/planning-commission>.

In lieu of in-person attendance, members of the public may submit their comments on agenda items using the public comment [webform](#) found on the Planning Commission webpage: <https://www.sandiego.gov/planning-commission>.

As a property owner, tenant, or person who has requested notice, please be advised that the Planning Commission will hold a public hearing to **recommend** approval, conditional approval, or denial to the City Council of proposed amendments to the General Plan, San Diego Municipal Code (SDMC), Local Coastal Program (LCP), and Land Development Manual (LDM), collectively referred to as Build Better SD.

Build Better SD is a citywide initiative to support San Diego's equity, climate, housing, and conservation goals. Better Build SD will create a more equitable funding system for public facilities such as libraries, streets, and pedestrian and bike facilities, and will prioritize public investments in areas with the greatest need. The proposed project includes amendments to the Public Facilities, Financing and Safety Element of the City's General Plan, the SDMC and the LDM to implement the Build Better SD program. The Build Better SD package includes restructured development impact fees, an update to the City's Regional Transportation Congestion Improvement Program, removal of the General Plan Maintenance Fee (GPMF) waiver for Accessory Dwelling Units, and associated amendments to the SDMC.

For additional information you can visit the Build Better SD website at:

<https://www.sandiego.gov/buildbettersd>

The decision to approve, conditionally approve, modify or deny the proposed amendments to the General Plan, San Diego Municipal Code (SDMC), Local Coastal Program (LCP), and the Land Development Manual (LDM), collectively referred to as Build Better SD, will be made by the City Council at a future public hearing. You will also receive a notice of the City Council public hearing.

Notice of Availability of Local Coastal Program Amendment:

Build Better SD could apply to property located in the Coastal Zone; therefore, the City Council's decision requires amending the City's Local Coastal Program by ordinance. The final decision of the City Council will occur no sooner than six weeks after the date of mailing of this notice. The final decision on the portions of the ordinance that are within the City's Local Coastal Program will be by the California Coastal Commission. The City of San Diego will submit Build Better SD to the California Coastal Commission for certification following City Council and Airport Land Use Commission action. The ordinance will not be effective in the coastal zone until the Coastal Commission unconditionally certifies the amendment.

If you wish to be noticed of the Coastal Commission hearing on this issue, you must submit a request in writing to the Planning Department, Attention: **Liz Saidkhanian, Senior Planner**, Planning Department, 9485 Aero Drive, MS 1222 First Avenue, MS413, San Diego, CA 92123 before the close of the City Council public hearing. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

The City of San Diego previously prepared and certified the General Plan Program Environmental Impact Report (PEIR) (Project No. 104495/SCH No. 2006091032). The 2008 General Plan Public Facilities, Services, and Safety Element, which was analyzed in the General Plan PEIR, identified the need to provide public facilities and services for San Diegans. The proposed Build Better SD initiative fulfills the goals of the 2008 General Plan Public Facilities, Services, and Safety Element through the inclusion of restructured development impact fees, amendments to the General Plan Public Facilities, Services, and Safety Element, an update to the City's Regional Transportation Congestion Improvement Program, and amendments to the City's Land Development Code. Based upon a review of the current project, it has been determined pursuant to CEQA Guidelines Section 15162 that:

- a. There are no new significant environmental impacts not considered in the previous EIR;
- b. No substantial changes have occurred with respect to the circumstances under which the project is undertaken; and
- c. There is no new information of substantial importance to the project.

Therefore, an Addendum to the General Plan PEIR has been prepared in accordance with CEQA Guidelines Section 15164. The project is consistent with the analysis in the General Plan PEIR and there

would be no new significant environmental impacts which were not already considered in the previous PEIR.

Items in the Build Better SD package regarding the Airport Overlay Zone are consistent with the Airport Land Use Compatibility Plan (ALUCP) FEIRs for the San Diego International Airport (SDIA), the Naval Air Station North Island (NASNI).

The decision to adopt, modify, or not adopt the ordinance will be made by the City Council at a future public hearing. You will also receive a separate notice of public hearing provided 10 business days prior to the City Council hearing. Following City Council action, the City will submit the Build Better SD package to the Airport Land Use Commission for a consistency determination. The code amendments will not be effective until the Airport Land Use Commission determines the ordinance is consistent with adopted ALUCPs, or the City processes an overrule.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order No: 21003876

The City of
SAN DIEGO
Development Services Department

9485 Aero Drive, MS 413

San Diego, California 92123

RETURN SERVICE REQUESTED